145.0	0004	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,300 /	792,300
					USE VALUE:	792,300 /	792,300
					ASSESSED:	792,300 /	792,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
249		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAY JOHN M & MARGARET C
Owner 2:	
Owner 3:	
Street 1:	249 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MANGAN WILLIAM J -
Owner 2:	MANGAN MARY MITCHELL -
Street 1:	249 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,870 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Wood Shingle Exterior and 2361 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4870.000	339,400		452,900	792,300
Total Card	0.112	339,400		452,900	792,300
Total Parcel	0.112	339,400		452,900	792,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.61 | /Parcel: 335.6

Legal Description

User Acct

94999

GIS Ref

GIS Ref

Insp Date

12/01/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 145.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	339,400	0	4,870.	452,900	792,300	792,300	Year End Roll	12/18/2019
2019	101	FV	258,700	0	4,870.	424,600	683,300	683,300	Year End Roll	1/3/2019
2018	101	FV	256,400	0	4,870.	351,000	607,400	607,400	Year End Roll	12/20/2017
2017	101	FV	256,400	0	4,870.	322,700	579,100	579,100	Year End Roll	1/3/2017
2016	101	FV	256,400	0	4,870.	294,400	550,800	550,800	Year End	1/4/2016
2015	101	FV	246,700	0	4,870.	288,700	535,400	535,400	Year End Roll	12/11/2014
2014	101	FV	246,700	0	4,870.	268,300	515,000	515,000	Year End Roll	12/16/2013
2013	101	FV	246,700	0	4,870.	255,300	502,000	502,000		12/13/2012

!11328!

PRINT

Date	Time
12/11/20	01:30:41

LAST REV

Date	Time
11/19/20	10:47:41

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANGAN WILLIAM	75724-131	1	9/28/2020		899,000	No	No		
BARIE JESSICA B	75177-68	1	7/21/2020	Convenience	1	No	No		remainderman "sold" to persons who had life e
MANGAN WILLIAM	69422-261		6/13/2017	Convenience	1	No	No		
MANGAN WILLIAM	68770-475		1/18/2017	Convenience	1	No	No		
MANGAN WILLIAM	67362-550		6/2/2016	Convenience	1	No	No		
MANGAN WILLIAM	31221-570		3/16/2000	Family	1	No	No		
MANGAN WILLIAM	23200-36		5/13/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2019	914	Solar Pa	13,000	C				
1/14/2009	31	Re-Roof	8,674					

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
12/1/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	372	PATRIOT
11/15/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94999
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4870		Sq. Ft.	Site		0	80.	1.16	9									452,879						452,900	

Total AC/HA:	0.11180	Total SF/SM:	4870	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	452,879	Spl Credit		Total:	452,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27649164
Const Adj.:	0.98990101
Adj $ / SQ:	170.586
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491879
Depreciation:	152482
Depreciated Total:	339396

COMMENTS

STAIRS TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

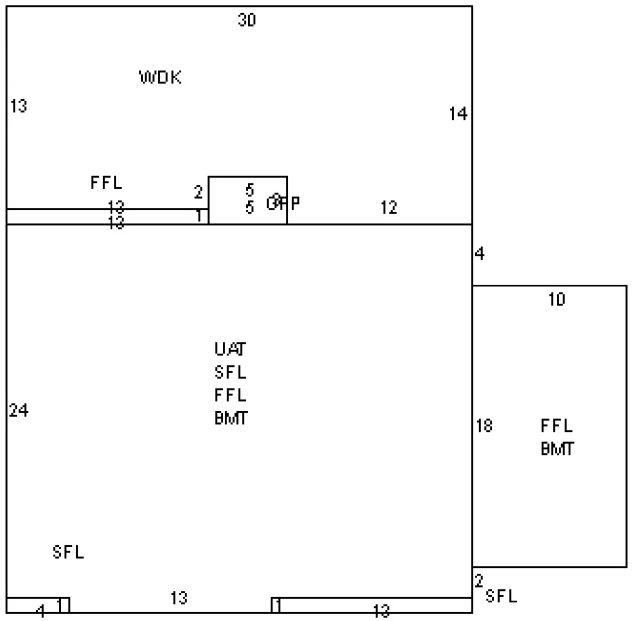
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.59
Special Features:	0	Val/Su Net:	106.76
Final Total:	339400	Val/Su SzAd	202.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	926	170.590	157,963
BMT	Basement	913	76.120	69,501
SFL	Second Floor	750	170.590	127,940
WDK	Deck	392	8.460	3,318
UAT	Upper Attic	183	68.230	12,504
OFP	Open Porch	15	43.560	653

Net Sketched Area:	3,179			Total:	371,879
Size Ad	1676	Gross Are	3729	FinArea	2361

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: